

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Fargo

State: ND

PJ's Total HOME Allocation Received: \$2,987,178

PJ's Size Grouping*: C

PJ Since (FY): 2003

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
Program Progress:				PJs in State:	1	
% of Funds Committed	92.78 %	92.78 %	1	92.82 %	46	46
% of Funds Disbursed	90.28 %	90.28 %	1	82.38 %	76	79
Leveraging Ratio for Rental Activities	16.78	16.78	1	4.55	100	100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	100.00 %	1	80.69 %	100	100
% of Completed CHDO Disbursements to All CHDO Reservations***	78.79 %	78.79 %	1	67.01 %	63	67
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	97.62 %	97.62 %	1	79.23 %	81	86
% of 0-30% AMI Renters to All Renters***	85.71 %	85.71 %	1	44.47 %	92	95
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	100.00 %	1	93.93 %	100	100
Overall Ranking:			In State:	1 / 1	Nationally:	98 99
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$16,344	\$16,344		\$24,984	42 Units	13.70 %
Homebuyer Unit	\$4,812	\$4,812		\$14,192	201 Units	65.70 %
Homeowner-Rehab Unit	\$14,490	\$14,490		\$20,036	44 Units	14.40 %
TBRA Unit	\$1,433	\$1,433		\$3,164	19 Units	6.20 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fargo ND

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$60,434	\$87,153	\$12,699
State:*	\$48,015	\$68,396	\$18,128
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.79

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	90.5	92.0	95.5	100.0
Black/African American:	0.0	5.0	0.0	0.0
Asian:	2.4	0.5	0.0	0.0
American Indian/Alaska Native:	4.8	0.0	2.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.5	0.0	0.0
American Indian/Alaska Native and White:	2.4	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.5	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	1.5	2.3	0.0
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HOUSEHOLD SIZE:

1 Person:	42.9	58.7	43.2	89.5
2 Persons:	23.8	18.4	22.7	5.3
3 Persons:	16.7	6.0	13.6	5.3
4 Persons:	11.9	8.0	13.6	0.0
5 Persons:	0.0	6.5	4.5	0.0
6 Persons:	4.8	1.5	2.3	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	1.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	38.1	58.2	36.4	89.5
Elderly:	7.1	0.0	11.4	0.0
Related/Single Parent:	40.5	17.4	29.5	10.5
Related/Two Parent:	4.8	17.9	15.9	0.0
Other:	9.5	6.5	6.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	47.6	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	52.4	

of Section 504 Compliant Units / Completed Units Since 2001 17

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Fargo State: ND Group Rank: 98
 (Percentile)
 State Rank: 1 / 1 PJs Overall Rank: 99
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	78.79	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	97.62	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.84	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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